



MINUTES OF THE MAY 11, 2021 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.

This meeting was conducted utilizing teleconference and electronic means consistent with the State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

CALL TO ORDER

Charles Hodapp called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Manning, Zermeno, Hodapp

Commission Members Absent: McMeekin

Staff Members Present: Director of Community Development, Senior Planner, Assistant Planner, Planning Consultant, Assistant City Attorney

C. AMENDMENTS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes of the regular meeting of April 27, 2021.

A motion was made and seconded to approve the Minutes of the Regular Meeting of April 27, 2021.

The motion carried 4-0 as follows:

AYES: CONNORS, MANNING, ZERMENO, HODAPP
NOES: NONE
ABSTAIN: NONE
ABSENT: MCMEEKIN

PUBLIC HEARINGS

1. **Application for Conditional Use Permit (CUP) 21-020**, a request to establish a shared-space commercial use within a 5,513-square foot tenant space in the “C-3A Regional or Community Shopping Center” commercial zone at 1055 W. San Bernardino Rd. (APN: 8434-001-026).

Staff Recommendation: Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-020 through the adoption of Resolution No.21-008 PC with conditions.

Assistant Planner Wu presented the staff report and responded to Commissioners Questions.

The public hearing was opened.

No public comments were received.

The public hearing was closed.

A motion and a second were made to approve Resolution No.21-008 PC.

The Motion carried 5-0 as follows:

AYES:	CONNORS, MANNING, ZERMENO, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MCMEEKIN

CONTINUED BUSINESS

None.

NEW BUSINESS

2. **Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 Time Extension:** A request for a one-year time extension for a previously approved mixed-use development within the Covina Town Center Specific Plan (CTCSP) F.A.I.R Zone, located at 155 E. San Bernardino Road – APN: 8430-024-012

Staff recommendation: Staff recommends that the Planning Commission approve a one-year time extension for Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 by approving Resolution No. 2021-009 PC subject to the Conditions of Approval contained in Resolution CC 18-67.

Planning Consultant Nancy Fong presented the staff report and responded to Planning Commissioners questions.

The Public Hearing was opened.

No public comments were received.

The public hearing was closed.

A motion and a second were made to direct staff to approve Resolution No. 2021-009 PC.

The Motion carried 5-0 as follows:

Commissioner McMeekin joined the Planning Commission Zoom Meeting at 7:19 PM.

AYES: ZERMENO, MCMEEKIN, MANNING, CONNORS, HODAPP

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

GENERAL MATTERS

Community Development Director Brian Lee waived the next Planning Commission virtual zoom meeting to an optional In-Person Planning Commission meeting in the City Hall Council Chambers, with COVID precautions. Planning Commissioners and Staff will have the option to participate via Zoom or in person at the next scheduled planning commission meeting.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Chairman Hodapp adjourned the Planning Commission meeting at 7:22 p.m. to the Regular Planning Commission Meeting on May 25 2021, at 7:00 PM in the Council Chamber of City Hall.


Secretary